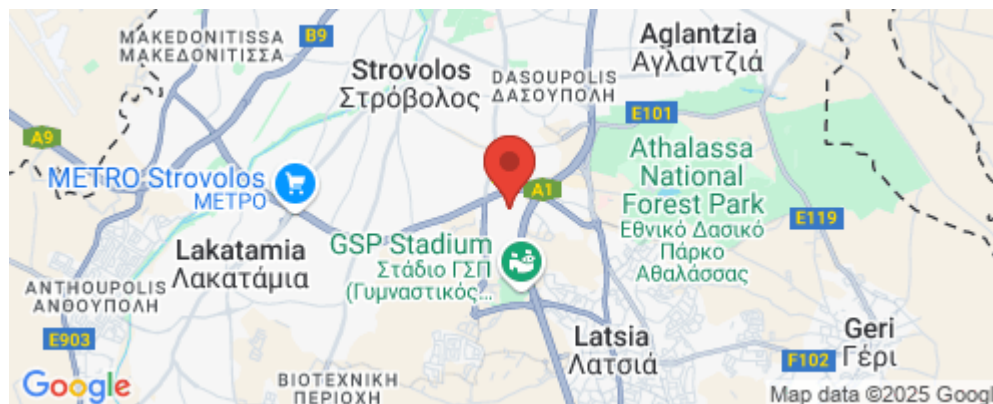


## 3110m<sup>2</sup> Building for Sale in Agios Dometios, Nicosia District

- ✓The property consists of two leasehold fields with industrial buildings in Strovolos industrial area, Nicosia.
- ✓Total area: 2.900m<sup>2</sup>.
- ✓200m<sup>2</sup> of a reception area, offices, conference room, changing rooms and kitchen.
- ✓The warehouses have an air-conditioning system. A fire detection system and a security/surveillance system are also installed.
- ✓Great investment opportunity. The property is currently subleased with a yield of 7.5% on asking price.
- ✓Easy access to the motorway.



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**3110**

Reference Number  
Property type  
Condition

**39641**  
**Building**  
**Pre-Owned**

### Amenities

### Location

**Location:** Agios Dometios

Region: **Nicosia**

Coordinates: **35.126148 / 33.360774**

## Price: €1 750 000 + VAT

VAT for this property is **€320,683** or **€332,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€563.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€1 750 000 on Aug 9, 2024







